
MCKINLEY HEIGHTS HISTORIC DISTRICT

Ordinance 67901 (Board Bill No. [07] 228)

Introduced by Alderman Phyllis Young

An ordinance to designate portions of the McKinley Heights Neighborhood as a Local Historic District under provisions of Title Twenty-Four of the Code of the City of St. Louis, a complete description of the boundaries of the District more fully described in the body of this ordinance, and providing for a development plan including Design Standards to be applied within the district, containing severability clauses and an emergency clause.

WHEREAS, the preservation, protection and enhancement of buildings, other structures, parks and items of natural or artificial phenomena located within a district impart a distinctive aspect to the City of St. Louis by serving as a visible reminder of the historic, architectural and cultural heritage of the City; and

WHEREAS, the district herein described as the McKinley Heights Historic District has architectural and historical value which should be preserved for the people of the City of St. Louis and the State of Missouri; and

WHEREAS, the McKinley Heights neighborhood is distinct for the manner in which its historic buildings relate to one another and to the street, for its cross section of architectural styles and for its uniformity of construction;

WHEREAS, the combination of these physical characteristics and the importance of the McKinley Heights Historic District in the historical development of the City of St. Louis serves as a compelling reason for preserving the McKinley Heights Historic District;

WHEREAS, the establishment and enforcement of controls over exterior architectural features within the McKinley Heights Historic District will ensure the on-going value of properties within the McKinley Heights Historic District;

WHEREAS, at the same time, such controls must reasonably accommodate contemporary construction techniques and lifestyles in order to maintain and improve the quality of life of those residing within the McKinley Heights Historic District;

WHEREAS, Part IV, Sections 16 through 34 of Ordinance 94689 provides for the creation of historic districts and sets out the necessary procedure to be followed in establishing such a district;

Now therefore, be it ordained by the City of St. Louis as follows:

PART I

SECTION ONE. Pursuant to and in accordance with Part IV, Sections 16 through 34 of Ordinance 64689 of the City of St. Louis, the area set out below is hereby designated as

a Historic District to be known as the McKinley Heights Historic District and shall consist of the area described as follows:

Commencing at the intersection of the mid-street right of way line of Gravois Avenue and the mid-street right of way line of Jefferson Avenue and proceeding north along Jefferson Avenue to the intersection of the mid-street right of way line of Jefferson Avenue and the public right-of-way south of Interstate Highway 44, then proceeding east along the public right-of-way south of Interstate Highway 44 to the intersection of that public right-of-way and the alley east of S. 18th Street; proceeding south along the public-right-of-way (alley) east of S.18th Street to the intersection of S. 18th Street, Russell Avenue and Gravois Avenue; proceeding southwest along the mid section of Gravois Avenue to the intersection of the mid point of Gravois Avenue and Jefferson Avenue back to the point of the beginning.

SECTION TWO. The proposed standards to be applied within the district including, but not limited to demolition, facades, setbacks, height, scale, materials, color and texture, for all structures and the design details of all fences, streets and drives, street furniture, signs and landscape materials are set out in the Historic District Development Plan and Design Standards (the Standards) attached as Part II. The Standards, which have been reviewed and approved by the Preservation Board, the Board of Public Service and the Planning and Urban Design Commission and recorded in the Office of the Recorder of Deeds, a copy of which is attached hereto, are hereby adopted and incorporated herein by reference. Copies of said standards shall also be filed for inspection in the Office of the Register and in the Office of the Building Commissioner.

SECTION THREE. All sections of this ordinance are hereby declared to be independent sections and parts of sections and notwithstanding any other evidence of the legislative intent it is hereby declared to be the controlling legislative intent that if any provision of said section, or the application thereof to any person or circumstance, other than those as to which it is held invalid, shall not be affected thereby and it is hereby declared that this ordinance would have been passed independently of such section, sections or parts of a section so held to be invalid.

SECTION FOUR. This being an ordinance necessary for the immediate preservation of the Public Welfare, it is hereby declared to be an emergency measure and shall become effective immediately upon passage and approval of the Mayor.

PART TWO: DEVELOPMENT PLAN

SECTION ONE. The current plan for future development of the McKinley Heights Historic District is defined by the 2005 City of St. Louis Strategic Land Use Plan (the Plan). Under the Plan the District is defined as a Neighborhood Preservation Area with outlying nodes designated as Neighborhood Commercial Areas. Implementation of the Plan is anticipated by building on the value of the neighborhood's inheritance of un-replaceable historic buildings by causing the adoption of a historic district ordinance containing

design standards for rehabilitation and new construction, by limiting demolition of historic properties and by continued appropriate development of both residential and commercial properties within its boundaries. This projected development is expected to be funded not only through the use of the State and Federal Tax Credit for Historic Preservation Programs, but also through market rate investments in development of properties in the area.

SECTION TWO. It is anticipated the establishment and enforcement of clear and consistent standards to govern the exterior architectural features within the McKinley Heights Historic District will augment the benefits of National Register listing by ensuring that all rehabilitation and/or new construction projects are executed to the same high standard and that the on-going historic and real estate value of properties within the McKinley Heights Historic District will thus be maintained. At the same time, it is anticipated that these controls will reasonably accommodate contemporary construction methods and lifestyles in order to maintain and improve the quality of life of those residing within the McKinley Heights Historic District.

It is also anticipated that the protection and rehabilitation of the existing building stock is in the best economic and social interest of the neighborhood, its residents and property owners. Depletion of the existing building stock would not only threaten the National Register status of the District and thus the use of the Federal and State Historic Preservation Tax Credit programs and diminish the opportunity for increased tourism in the City's valuable historic areas; but also destroy the irreplaceable National treasure of this intact, late 19th and early 20th Century neighborhood with its highly detailed and richly ornamented brick buildings.

Under the 2005 City of St. Louis Strategic Land Use Plan, the primarily residential portions of the proposed District are designated as Neighborhood Preservation Areas. The bordering commercial streets of Gravois and Jefferson Avenues are designated under the 2005 Plan as Neighborhood Commerce Areas. The proposed Historic District Design Standards address this discrepancy under the 2005 Plan by adopting under Article 5: Commercial Development Corridors Design Standards, alternative design standards for non historic commercial buildings.

SECTION THREE. Zoning Map: No changes in the current zoning map or of current uses are anticipated by the adoption of this historic district ordinance.

ARTICLE 6: SEVERABILITY

If any provision, sentence, clause, section, part, or application, of this Code is for any reason held to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, section, parts, or applications of this Code.

ARTICLE 7: ECONOMIC HARDSHIP

701 Economic Hardship exceptions:

Any section under this code may be exempted due to economic hardship that may be experienced by the present owner. All applications for exemptions shall be case and site specific and shall be made to the Preservation Board.

1. The following factors shall be taken into consideration for an economic hardship exception:
 - a. The nature of the homeowner's economic hardship
 - b. The emergent and necessary nature of the structural repair,
 - c. The estimated cost of the repair following the historical code as opposed to the cost of repair without following the code, and
 - d. Any other factor bearing a reasonable relationship to each homeowner's unique position.
2. Should the Preservation Board approve of the exemption, the following measures may be taken to assist the homeowner:
 - a. A feasibility assessment by the Preservation Board of public or private financing to assist the homeowner,
 - b. The effect of tax abatement, if applicable, and
 - c. Personal assistance through the neighborhood association.